

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LOBEL WEILAND GOLDEN FRIEDMAN LLP Jeffrey I. Golden, State Bar No. 133040 jgolden@lwgfllp.com Reem J. Bello, State Bar No. 198840 rbello@lwgfllp.com 650 Town Center Drive, Suite 950 Costa Mesa, California 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Peter J. Mastan	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: ALBERT TALASSAZAN, Debtor(s).	CASE NO.: 2:13-bk-37216-RK CHAPTER: 7 AMENDED NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 01/10/2017	Time: 2:30 pm
Location: Courtroom 1675, United States Bankruptcy Court, 255 East Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 12/27/2016

Description of property to be sold: Any and all interests in real property located at 211 W. 90TH Street, Rosamond, California 93560 (the "Property") APN 374-450-06-00.

Terms and conditions of sale: Sale is "as is, where is," without representation or warranty, express or implied, pursuant to 11 U.S.C. Sections 363(b) and (f). The sale is subject to Bankruptcy Court approval and overbids.

Proposed sale price: \$ 75,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See attached Notice and Overbid Procedures.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

January 10, 2017

10:00 a.m., Courtroom 1675

United States Bankruptcy Court

255 East Temple Street

Los Angeles, California 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Reem J. Bello, Esq.

Lobel Weiland Golden Friedman LLP

650 Town Center Drive, Suite 950

Costa Mesa, CA 92626

Tel: (714) 966-1000 Fax: (714) 966-1002

Email: rbello@lwgfllp.com

Date: 12/13/2016

LOBEL WEILAND GOLDEN FRIEDMAN LLP

Jeffrey I. Golden, State Bar No. 133040

jgolden@lwgfllp.com

Reem J. Bello, State Bar No. 198840

rbello@lwgfllp.com

650 Town Center Drive, Suite 950

Costa Mesa, California 92626

Telephone: (714) 966-1000

Facsimile: (714) 966-1002

Counsel for Chapter 7 Trustee,
Peter J. Mastan

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA

LOS ANGELES DIVISION

In re

ALBERT TALASSAZAN,

Debtor.

Case No. 2:13-bk-37216-RK

Chapter 7

**NOTICE OF CONTINUED HEARING ON
MOTION FOR ORDER:**

(1) AUTHORIZING SALE OF REAL
PROPERTY FREE AND ALL LIENS
PURSUANT TO 11 U.S.C. §§ 363(b) AND
(f);

(2) APPROVING OVERBID
PROCEDURES;

(3) APPROVING BUYER,
SUCCESSFUL BIDDER, AND BACK-UP
BIDDER AS GOOD-FAITH PURCHASER
PURSUANT TO 11 U.S.C. § 363(m); AND

(4) AUTHORIZING PAYMENT OF
UNDISPUTED LIENS, REAL ESTATE
BROKER'S COMMISSIONS, AND OTHER
ORDINARY COSTS OF SALE

[211 W. 90TH Street, Rosamond, California]

NEW HEARING DATE:

DATE: January 10, 2017

TIME: 2:30 p.m.

Ctrm: 1675

TO ALL PARTIES IN INTEREST:

PLEASE TAKE NOTICE that the hearing originally scheduled for **November 29, 2016**, in Courtroom 1675 of the United States Bankruptcy Court located at 255 East Temple Street, Los Angeles, California, 90012, on the *Motion For Order: (1) Authorizing Sale of Real Property Free and all Liens Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder and Back-Up*

1 *Bidder as Good-Faith Purchaser Pursuant To 11 U.S.C. § 363(m); and (4) Authorizing*
2 *Payment of Undisputed Liens, Real Estate Broker's Commissions, and Other Ordinary*
3 *Costs of Sale*(the "Motion") filed by Peter J. Mastan, the duly appointed, qualified and
4 acting chapter 7 trustee (the "Trustee") for the bankruptcy estate (the "Estate") of Albert
5 Talassazan (the "Debtor") has been continued. The new date is **January 10, 2017 at**
6 **2:30 p.m.** A summary of the relief sought in the Motion is as follows:

7 Summary of Motion

8 By this Motion, the Trustee seeks to sell real property for a purchase price of
9 \$75,000.00, subject to overbid. As discussed below, the Trustee believes the purchase
10 price represents the fair market value of the property and the proposed sale is reasonable
11 and in the best interest of the Estate. Moreover, the sale is subject to overbids in order to
12 obtain the highest and best price for the assets.

13 Background

14 On November 12, 2013 (the "Petition Date"), Debtor filed a voluntary petition for
15 relief under chapter 7 of the United States Bankruptcy Code. Peter J. Mastan was
16 appointed chapter 7 trustee.

17 According to Debtor's schedules, on the Petition Date, the Debtor owned, among
18 other things, membership interests in several limited liability companies which, in turn,
19 held interests in certain real property. The real property sought to be sold through this
20 Motion is located at 211 W. 90th Street, Rosamond, California (the "Blue Horse Property")
21 which is the sole asset of Blue Horse Ranch, LLC (the "LLC"). Debtor is the managing
22 member of the LLC and claims an exemption in the LLC in the amount of \$24,495.20 on
23 his Schedule C.

24 Prior to the filing of this Motion, the Trustee had sought and obtained an order
25 authorizing the Trustee to assume control of and market the Blue Horse Property, offer it
26 for sale on behalf of the LLC, execute all documents necessary to liquidate the Blue Horse
27 Property, and upstream the proceeds from the sale to the Estate. A true and correct copy
28 of the order is attached to the Motion as Exhibit "1."

On June 7, 2016, the Trustee filed an application (the "Broker Application") to
employ co-brokers, Coldwell Banker and Re/Max Clearview and agents William Friedman
and Jo Ann M. Unger (together, "Broker"). The Broker Application was approved by the
Bankruptcy Court by order entered July 21, 2016 [Docket No. 110] (the "Broker Order"). A
copy of the Broker Application is attached to the Motion as Exhibit "2". A copy of the
Broker Order is attached to the Motion as Exhibit "3". The Broker Application provides for
the Broker to be paid a 6% commission upon the sale of the Blue Horse Property. In this
case, the Broker will be paid a 3% and the buyer's broker will be paid a \$3% commission.

The Broker has extensive experience in marketing and selling real properties and,
based on an investigation of surrounding property values and the interest generated by
the listing, the Agent believes the proposed purchase price for the Blue Horse Property
represents current fair market value.

The Broker began marketing the Blue Horse Property on December 15, 2015. The
Blue Horse Property was placed into the Broker's proprietary marketing system giving
more than 1,100 brokers access to the Broker's marketing materials for the Property. The
Broker is continuing to market the Blue Horse Property for overbids.

Liens, Claims and Interests on the Property

The Trustee seeks to sell the Property free and clear of all liens, claims and interests. According to the Preliminary Report prepared by Title 365 with an effective date of September 2, 2016 (the "Title Report"), a copy of which is attached to the Motion as Exhibit "4," the following items have been recorded against the Property:

Item	Exception	Original Amount/ Scheduled Amount	Description
1	Property taxes	Not yet due and payable	2016-2017 taxes.
2	Property taxes	\$1,416.08	2015-2016 taxes (First and Second Installment with Penalties)
3	Property taxes	\$8,516.35	2010-2011 taxes (if paid by October 2016).
4	Assessments	Unknown	See Exhibit "4" for complete description
5	Property taxes	Unknown	Lien of supplemental taxes or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California.
6-15	Water rights, easements, Notices	N/A	See Exhibit "4" for complete description.
16	Property Taxes	\$705.48	Notice of Power to sell tax defaulted property for delinquent taxes for the fiscal year 2010-2011 recorded August 15, 2016, as Instrument No. 000216108857.
17	Lis Pendens	N/A	Recorded May 16, 2013, No. 0213068825, Official Records, reflecting that suit entitled Mojgan Talassazan vs. Albert Talassazan under Case No. SD 028001. A true and correct copy of the Lis Pendens is attached hereto as Exhibit "6."
18	No Open Deeds		

The Proposed Sale

Rafael Ossio and Nieves Lapa (the "Buyers"), whose address is 37012 Cooper Terrace, Palmdale, California, 93550, offered to purchase the Blue Horse Property, and the Trustee (the "Seller") countered (the "Counter Offer") that offer, requiring the sale is subject to overbidding and conditional upon the approval of the sale by the Bankruptcy Court. Buyer accepted the Counter Offer. Further negotiations resulted between the Trustee and the proposed Buyers regarding the Tenant who remains on the Property. Based thereon, the Trustee has agreed to reduce the purchase price from \$85,000 to \$75,000 in consideration for the Buyer to remove all contingencies in this escrow and the Buyer is responsible to remove the occupant from the Property after close of escrow.

The salient terms of the sale are as follows:

- a. The purchase price (the "Purchase Price") is \$75,000.00;

- b. The Buyer will make an initial cash deposit with Trustee (the "Deposit") of \$3,000.00 in the form of cashier's check, receipt of which is acknowledged by A&A Escrow;
- c. The Deposit is non-refundable except as provided in the Agreement (defined below);
- d. The sale is "as is, where is, with all faults, without warranty or recourse, but free and clear of any and all liens, claims, and interests, together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. §§ 363(b) and (f);
- e. The sale is subject to Bankruptcy Court approval;
- f. The sale is subject to overbids summarized below;
- g. The Buyer is purchasing the Blue Horse Property subject to the existing tenancy, and Seller shall not be responsible for removing the occupants or delivering the Blue Horse Property vacant at close of escrow.

The complete terms of the purchase and sale are set out in the *Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions* (the "Agreement")¹ and Counter Offer collectively attached to the Motion as Exhibit "5."

PLEASE TAKE FURTHER NOTICE that the overbid procedures sought to be approved by the Court are as follows:

1. Qualifying bidders ("Qualifying Bidder") shall:

- a. Bid at least \$80,000.00 in cash for the Assets;
- b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Agreement attached as Exhibit "5" to the Motion ;
- c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Agreement;
- d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing contingencies;
- e. Submit a cash deposit of \$2,400.00 (the "Overbid Deposit") payable to Peter J. Mastan, Chapter 7 Trustee for the Bankruptcy Estate of Albert Talassazan, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel at or before the hearing currently set for **January 10, 2017 at 2:30 p.m.** The Trustee's counsel's address is listed in the upper left hand corner of page 1 of this Motion.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder (the "Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the

¹ Any terms not specifically defined herein shall have the meanings set forth in the Agreement.

1 Trustee may also acknowledge a back-up bidder (the "Back-Up Bidder") which
2 shall be the bidder with the next best bid. Should the Successful Bidder fail to
3 close escrow on the sale of the Assets, the Trustee may sell the Assets to the
4 Back-Up Bidder without further Court order.

5 5. Overbids shall be all cash and no credit shall be given to the purchaser or
6 over bidder(s).

7 A copy of the Motion is on file with the Court and available by contacting counsel
8 for the Trustee.

9 **YOUR RIGHTS MAY BE AFFECTED.** You should read these papers carefully and
10 discuss them with your attorney, if you have one. (If you do not have an attorney, you
11 may wish to consult one.)

12 **DEADLINE FOR OPPOSITION PAPERS:** The Motion is being heard on regular
13 notice pursuant to LBR 9013-1. If you wish to oppose the Motion, you must file a written
14 response with the Court and serve a copy of it on the Trustee's attorneys at the address
15 set forth above no less than fourteen (14) days prior to the above hearing date. If you fail
16 to file a written response to the Motion within such time period, the Court may treat such
17 failure as a waiver of your right to oppose the Motion and may grant the requested relief.

18 **Hearing Date Obtained Pursuant to Judge's Self-Calendaring Procedure.** The
19 undersigned hereby verifies that the above hearing date and time were available for this
20 type of Motion according to the judge's self-calendaring procedures.

21 Dated: December 13, 2016

LOBEL WEILAND GOLDEN FRIEDMAN LLP

22 By: /s/ Reem J. Bello
23 REEM J. BELLO
24 Attorneys for Chapter 7 Trustee,
25 Peter J. Mastan
26
27
28

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF CONTINUED HEARING ON MOTION FOR ORDER: (1) AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF ALL LIENS PURSUANT TO 11 U.S.C. SECTIONS 363(B) AND (F); (2) APPROVING OVERBID PROCEDURES; (3) APPROVING BUYER, SUCCESSFUL BIDDER AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. SECTION 363(M) AND (4) AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **December 20, 2016**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **December 20, 2016**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **December 20, 2016**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Robert Kwan, 255 E. Temple Street, Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 20, 2016
Date

Kelly Adele
Printed Name

/s/ Kelly Adele
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

SERVICE LIST

Albert Talassazan
321 S. Almont Drive
Beverly Hills, CA 90211-3505
Debtor

Mojgan Talassazan
340 S. Wetherly Drive
Beverly Hills, CA 90211-3518

Mojgan Larian
340 S. Wetherly Drive
Beverly Hills, CA 90211-3518

Mlarian, Inc.
340 S. Wetherly Drive
Beverly Hills, CA 90211-3518

Mojgan Talassazan
1270 S. Los Angeles Street
Los Angeles, CA 90015

Mojgan Talassazan
811 N. Linden Drive
Beverly Hills, CA 90210-3007

Attorney for Mojgan Talassazan

Gregory J. Carpenter, Esq.
Litigation Counsel
MGA Entertainment, Inc.
16300 Roscoe Boulevard
Van Nuys, CA 91406

Gregory J. Carpenter, Esq.
Early Maslach
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Los Angeles, CA 90017

Attorney for Mojgan Talassazan

Fariba Soleimani, Esq.
Law Offices of Fariba Soleimani
10850 Wilshire Boulevard, Suite 220
Los Angeles, CA 90024

Los Angeles County Treasurer & Tax
Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

Greg Royston
Law Office of Gregory T. Royston
601 S. Figueroa Street, Ste 4050
Los Angeles, California 90017

~~Abraham Talassazan~~
~~7 Sinclair Drive~~
~~Great Neck, NY 11024~~
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Abraham Talassazan
485 7th Avenue, Suite 777
New York, NY 10018

~~Albert Toubia, DDS~~
~~436 N. Roxbury Drive~~
~~Beverly Hills, CA 90210~~
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242 W. 36th Street
New York, NY 10018

American Express
P.O. Box 3001
16 General Warren Boulevard
Malvern, PA 19355

American Express Bank, FSB
c o Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

American Infosource LP as agent
for Direct TV, LLC
P.O. Box 51178
Los Angeles, CA 90051

Bank of America
Attn: Correspondence
Unit/ CA6-919-02-41
P.O. Box 5170
Simi Valley, CA 93062

Bank of America
P.O. Box 982238
El Paso, TX 79998

Bank of America
Attn: Recovery Department
4161 Piedmont Pkwy
Greenboro, NC 27410

~~Behrouz Shaffe~~
~~Behrouz Shaffe & Associates~~
~~501 South Beverly Drive, Suite 200~~
~~Beverly Hills, CA 90212~~
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Behrouz Shaffe
Behrouz Shaffe & Associates
1575 Westwood Blvd. Ste 200
Los Angeles, CA 90024-5627

Capital One Bank
Attn: Bankruptcy Dept.
P.O. Box 30285
Salt Lake City, UT 84130

CBA Collection Bureau
P.O. Box 5013
Hayward, CA 94540

CBE Group
1309 Technology Pkwy
Cedar Falls, IA 50613

Cedars-Sinai Medical Center
P.O. Box 48954
Los Angeles, CA 90048

Chase
P.O. Box 15298
Wilmington, DE 19850

Chesed Ohr 25 LLC
485 7th Avenue, No. 777
New York, NY 10018

Chesed Ohr 26 LLC
485 7th Avenue, No. 777
New York, NY 10018

~~Chicago Title Insurance Company~~
~~Attn: Claim 364865~~
~~2111 South 67th Street, Suite 210~~
~~Omaha, NE 68106~~
MAIL FORWARDED ON 6/14/16

Fidelity National Title
2533 N 117th Ave.
Omaha, NE 68164-9662

Citibank
P.O. Box 790034
St. Louis, MO 63179

CMRE Financial Services Inc.
3075 E. Imperial Hwy, Ste 200
Brea, CA 92821

Code Enforcement
City of Victorville
14343 Civic Drive
Victorville, CA 92392

Credit Collection Services
Two Wells Avenue
Newton Center, MA 02459

Diamond Shield Investments, LLC
c/o Dennis Block & Associates
5437 Laurel Canyon Boulevard
Second Floor
Valley Village, CA 91607

Discover Bank
DB Servicing Corporation
P.O. Box 3025
New Albany, OH 43054

Discover Financial Services LLC
P.O. Box 15316
Wilmington, DE 19850

Dowling Aaron, Inc.
8080 N. Palm Avenue, 3rd Floor
Fresno, CA 93711

DSNB Bloomingdales
Macy's Bankruptcy Dept.
P.O. Box 8053
Mason, OH 45040

Employment Development Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280

Farzad Nezam
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~~San Fernando Valley, CA 91435~~
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Financial Credit Network
1300 W. Main Street
Visalia, CA 93291

Franchise Tax Board
Bankruptcy Section, MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

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~~Los Angeles, CA 90024~~
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Hersel Talassazan
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Internal Revenue Service
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Philadelphia, PA 19101

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c/o Gregory J. Carpenter, Esq.
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Landale Mutual
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Lancaster, CA 93539

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Los Angeles, CA 90010

~~Lease Financial~~
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~~Chicago, IL 60604~~
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Lease Finance Group, LLC
P.O. Box 2410
Sioux Falls, SD 57101

Los Angeles Properties Assoc.
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Beverly Hills, CA 90212

Ntl Credit Systems
117 E. 24th Street
New York, NY 10010

Progressive Management
P.O. Box 2220
West Covina, CA 91793

RNB-Fields3/Macy's
Macy's Bankruptcy Dept
P.O. Box 8053
Mason, OH 45040

Santiago Estates
1305 East Palmdale Blvd, No. 1
Palmdale, CA 93550

Santiago Estates
1305 East Palmdale, No. 1
Palmdale, CA 93550

Seaco Technologies, Inc.
3220 Patton Way
Bakersfield, CA 93308

Seaco Technologies, Inc.
1305 East Palmdale Blvd, No. 1
Palmdale, CA 93550

Sequoia Financial Services
28632 Roadside Drive, Suite 110
Agoura Hills, CA 91301

Sequoia Financial Services
500 N. Brand Boulevard
Glendale, CA 91203

Sequoia Financial Services, Assignee for:
Cedars-Sinai Medical Center
28632 Roadside Drive, Ste 110
Agoura Hills, CA 91301

So. Calif Edison Company
Attn: Credit and Payment Svs
1551 W. San Bernardino Rd.
Covina, CA 91722

State Board of Equalization
P.O. Box 942879
Sacramento, CA 94279

Susan S. Schreiber, MD
8907 Wilshire Blvd, Ste 250
Beverly Hills, CA 90211

TCM Financial Services
P.O. Box 911138
Los Angeles, CA 90091

Timothy Miller, Esq.
3055 Wilshire Boulevard, Suite 801
Los Angeles, CA 90010

~~Timothy Miller, Esq.~~
~~501 S. Beverly Drive~~
~~Beverly Hills, CA 90212~~
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Vengroff Williams Inc.
P.O. Box 4155
Sarasota, FL 34230

Vicki Rapaport, MD
1801 W. Olympic Blvd
Pasadena, CA 91199

Vicki Rapaport MD
436 N. Bedford Drive, Ste 306
Beverly Hills, CA 90210

Virtuoso Sourcing Group
4500 Cherry Creek Drive South, Ste 300
Denver, CO 80246

Wells Fargo Hm Mortgage
7255 Baymeadows wa
Des Moines, IA 50306

Wells Fargo Bank NV NA
Attn: Deposits Bankruptcy MAC#
P6103-05K
P.O. Box 3908
Portland, OR 97208

Electronic Mail Notice List

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Jennifer A Marrow jmarrow@mgae.com
Peter J Mastan (TR) pmastan@gumportlaw.com, pmastan@ecf.epiqsystems.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **December 20, 2016**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (*date*) **December 20, 2016**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served)**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **December 20, 2016**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Robert Kwan, 255 E. Temple Street, Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 20, 2016

Date

Kelly Adele

Printed Name

/s/ Kelly Adele

Signature

Electronic Mail Notice List

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